

CITY OF CALGARY
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FEB 06 2024

ITEM: 7.2.12 CPC2023-0949
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QuantumPlace[®]

CONSULTING

Ogden Land Use Redesignations
The Leo

Application Context

The Leo (7820 24 St SE)

Application Context:

- Approximately 0.75 Ac. (0.30 Ha)
- Adjacent to Ogden Fire Station, Old Legion site and open space
- Within walking distance of future Ogden and South Hill Green Line LRT stations
- Current land use district: Direct Control (DC 124Z99) based on Residential Medium Density Multi-Dwelling Unit district

Proposed Land Use Redesignation

- Multi-Residential High Density Low-Rise District (MH-1)
- Maximum Height: 24 metres (6 storeys)

Dec. 7 CPC Recommendation

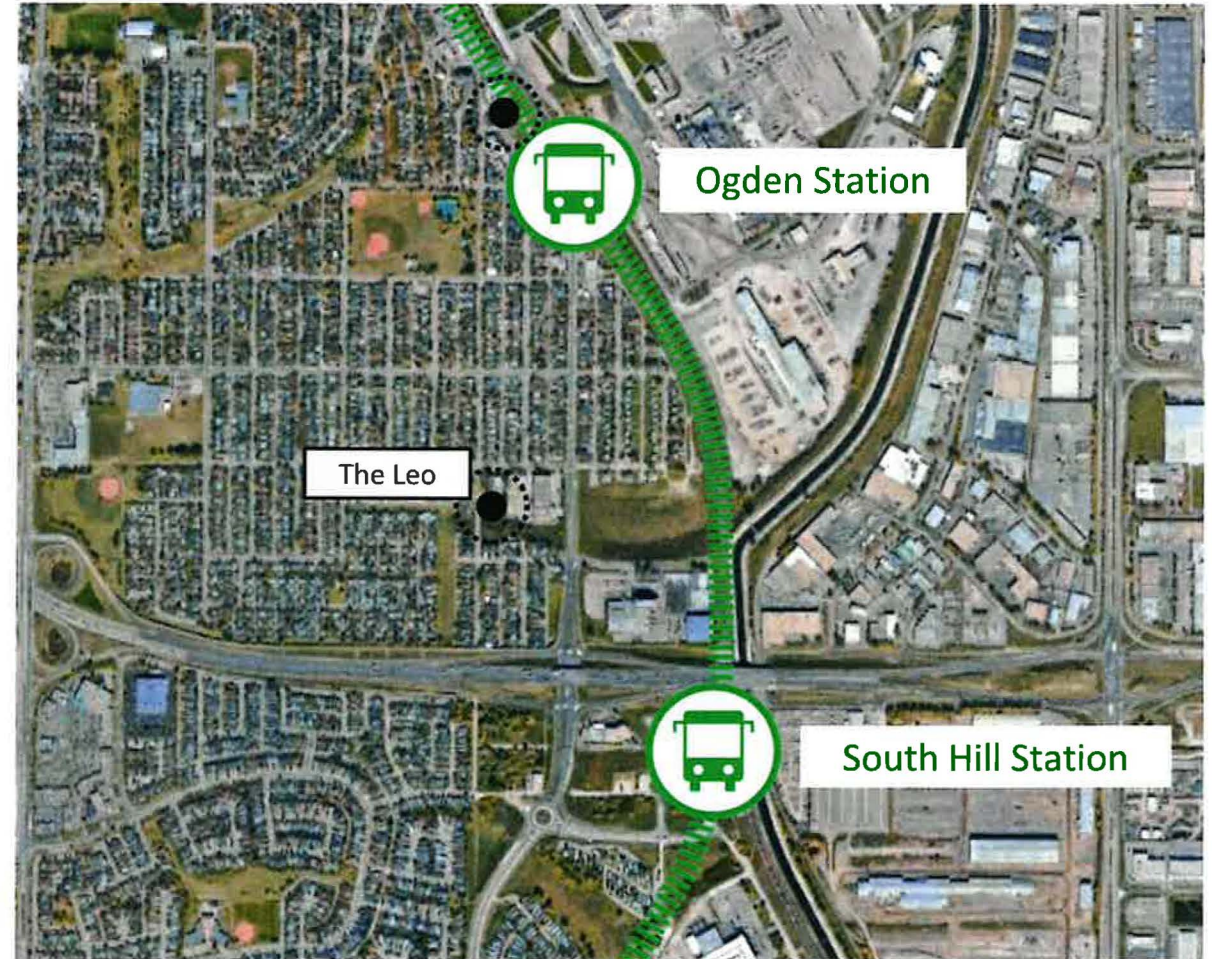
- Unanimously recommended for Council approval

Site Context



Policy Alignment

- Contribute to **TOD**
- Highest **density** close to the **LRT station**
- “**Developed Residential-Inner City Area**” in the MDP
- Intensify an **Inner-City Area** and increase local **commercial** options
- Increase the supply of **housing** and variety of housing forms
- **Mixed-use buildings with commercial uses at-grade**
- **Contribute to the pedestrian realm**
- Accommodating more future growth within the “**Balanced Growth Boundary**” map in the MDP



Application Sites in Context of Green Line LRT

 Green Line LRT



Community Engagement

Engagement Context

- Met with the Millican Ogden Community Association (MOCA) (June 20).
A website was established and included a feedback form.
- A virtual open house was hosted (Sept. 12)
- Met with the MOCA board meeting (Nov. 7) that included attendance from the general public.



Project Signs Placed on Both Sites




Responding to Community Engagement

Responses to concerns for "The Leo"

- This application will provide on-site parking per Land Use Bylaw.
- Access and egress will be from 24 Street and 78 Avenue SE. There is an access easement agreement registered on title on the adjacent Royal Canadian Legion parcel.
- QuantumPlace and City administration will work with The Ogden Fire Station to ensure traffic requirements are adhered to.

Project Benefits:

- Attraction of new residents and businesses;
- Commercial and employment opportunities;
- Additional density utilizing nearby LRT; and
- Improved services and amenities.

 Millican Ogden Community Association
September 7 at 11:01 AM

Check out the website below to find out more about these two developments. One is a 12 story building on Ogden Road and the other is 6 story building behind the fire hall.

<https://qpengage.ca/project/ogden-projects/>

Questions or concerns should be directed to
Toun Osuntogun, 587.316.6039, toun.osuntogun@quantumplace.ca

New Development Projects in Ogden



QuantumPlace Consulting has been engaged by The UrbanStar Group of Companies to submit land use redesignation proposals for 2 sites in close proximity in Ogden. The team would like to offer you an opportunity to discuss any questions or concerns you may have. QuantumPlace will be hosting an online Open House for these 2 sites.

OPEN HOUSE

Date: September 12, 2023
Time: 7:00- 8:00pm
Location: Digital Open House via ZOOM, sign up on project website
Website: <https://qpengage.ca/project/ogden-projects/>

The Moca Motion

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For more information regarding the open house, please contact Toun Osuntogun at (587) 316-6039 or toun.osuntogun@quantumplace.ca
(this is not a MOCA event, please direct all questions/inquiries to Toun)





Thank You.

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